



# PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER  
**(415) 558-6378**

FAX: 558-6426

DIRECTOR'S OFFICE  
PHONE: 558-6411

4TH FLOOR  
FAX: 558-6409

ZONING ADMINISTRATOR  
PHONE: 558-6350

5TH FLOOR  
FAX: 558-5991

PLANNING INFORMATION  
PHONE: 558-6377

MAJOR ENVIRONMENTAL  
[WWW.SFGOV.ORG/PLANNING](http://WWW.SFGOV.ORG/PLANNING)

COMMISSION CALENDAR  
INFO: 558-6422

INTERNET WEB SITE

February 20, 2007

Resource Real Estate  
712 5<sup>th</sup> Avenue  
New York, NY 10019

**RE: ZONING LETTER FOR THE PROPERTY AT  
937 DOLORES STREET  
BLOCK: 3631 LOT: 027**

Dear Sir/Madam:

This letter is in response to the correspondence from Zoning-Info of January 3, 2007 requesting zoning information for the property at 937 Dolores Street. This property is located in the RM-1 (Residential, Mixed Districts, Low Density) zoning district with 40 feet height and "X" bulk limitation. The RM-1 zoning district generally permits one dwelling unit per 800 square feet of lot area. The subject site is 4,229 square feet.

The subject property is not in any Special Use District. Our assessor's records show the use for this property is an Apartment House containing seven family dwelling. The RM-1 zoning would normally allow 5-units on this site. This information would indicate that 2-units out of the existing 7-units are legal non-conforming units. There are no complaints noted on our Planning Enforcement Tracking records for this property.

Information regarding violations of the Building Code as well as the Certificate of Occupancy is the jurisdiction of the Department of Building Inspection. For violations please contact this department at:

Department of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103

Zoning Letter  
937 Dolores Street  
February 20, 2007  
Page-2-

This letter and the attached information sheets should provide you with a summary of the information requested in your letter dated January 3, 2007. The Planning Department has not made a site inspection to determine the existence of possible unabated violations of the Planning Code. Our current records do not indicate any Planning Code violations. Any additional research needed shall be subject to time and materials billing at the standard Planning Department rates. If you should have any further questions please contact Valentine Isoken Omokaro at (415) 558-6403.

If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Permit Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Permit Appeals located at 1660 Mission Street, Room 3036, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner  
(Zoning Administrator)

n:/za/determine/2007/937DoloresStreet